

KING-LINCOLN DISTRICT REDEVELOPMENT REQUEST FOR QUALIFICATIONS



City-owned residential and commercial properties for redevelopment

Application deadline: September 30, 2005 at 12:00 p.m.

**A non-refundable \$250 processing fee payable to
Treasurer, City of Columbus, is required with complete application**



Administered by
the City of Columbus
Department of Development
109 North Front Street
Office of Land Management
Ground Floor
Columbus, OH 43215
614-645-6430

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NOTICE

**Seeking Development Ideas and Qualifications
King-Lincoln District Redevelopment
Columbus, Ohio**

REQUEST FOR QUALIFICATIONS

In order to implement the specific development objectives of the *King-Lincoln District Plan*, the City of Columbus is looking for creative

DEVELOPMENT IDEAS

from qualified developers. Only the highest-quality applicants will be selected to redevelop or build on city-owned urban residential and commercial infill sites in the King-Lincoln District.

This notice invites developers with innovative ideas and concepts who have the proven skills, resources, and commitment needed to successfully redevelop the following sites.

1. Vacant Land: Approximately one acre of combined parcels on the NW corner of Long Street and Monroe Avenue.
2. Building: 8,694 sq. ft., 879 E. Long Street.
3. Building: 10,785 sq. ft., 905 E. Long Street.

Developers may apply for one, all, or any combination of the available parcels. The application can be downloaded from the front page of the City of Columbus website, www.columbus.gov. Please call (614) 645-8662 for more information.

KEY DATES

Notices released TUESDAY August 30, 2005

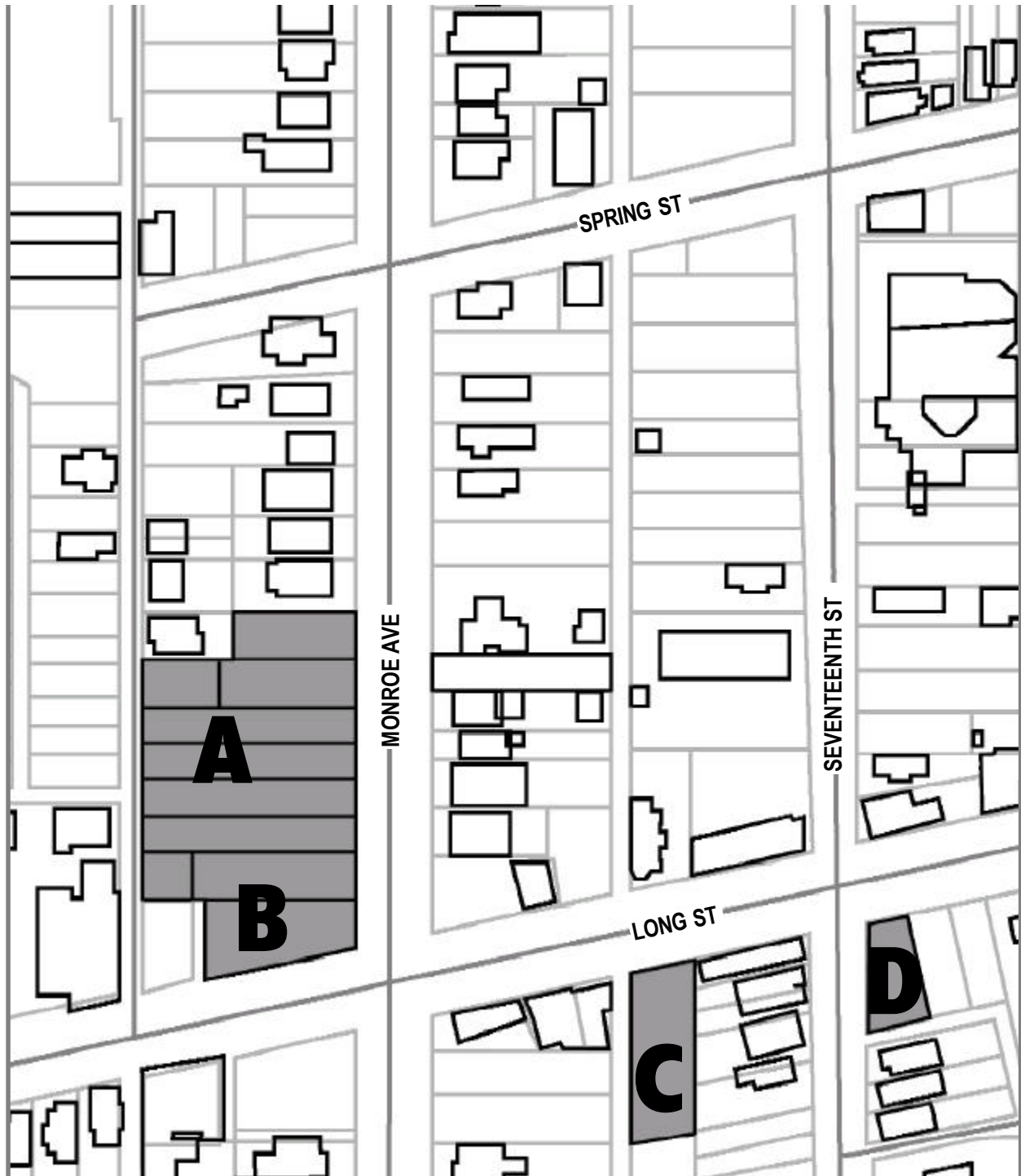
Open House WEDNESDAY September 7, 2005 @ 9:00-11:00 am and 1:00-3:00 pm

(Please bring a flashlight and wear hard sole shoes. Release of liability must be signed before entering buildings)

Application due date.....FRIDAY, September 30, 2005 @ noon

To: City of Columbus
Department of Development
50 West Gay Street, Second Floor
Columbus, OH 43215

PROPERTY INFORMATION



A = "Monroe Cluster"

B = 133 N. Monroe Avenue

C = 879 E. Long Street

D = 905 E. Long Street

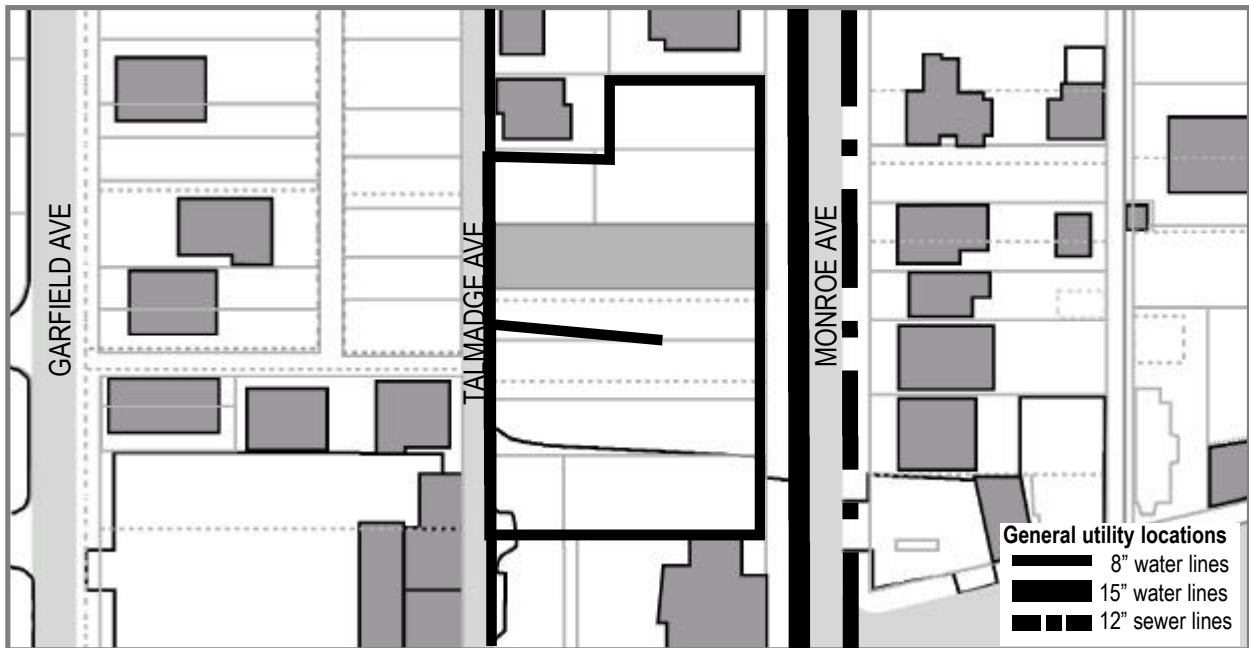
A RESIDENTIAL INFILL "MONROE CLUSTER"

010-041581, 010-033464, 010-001694, 010-035965, 010-084452, 010-035966,
010-013752, 010-043638, 010-010852

\$32,137



Size: .89 acres, (38,768) sq/ft
Monroe Avenue frontage: 240 ft
Talmadge Avenue frontage: 200 ft.



DISCLAIMER: The City of Columbus, by and through its representatives, believes the information provided herein to be accurate, however, applicants shall not rely on such information without independent verification. The City of Columbus has compiled this information and provides the same in a good faith effort to assist applicants; however, the City of Columbus shall not be held responsible for inaccuracies, omissions, or errors in substance or content.

B

COMMERCIAL INFILL

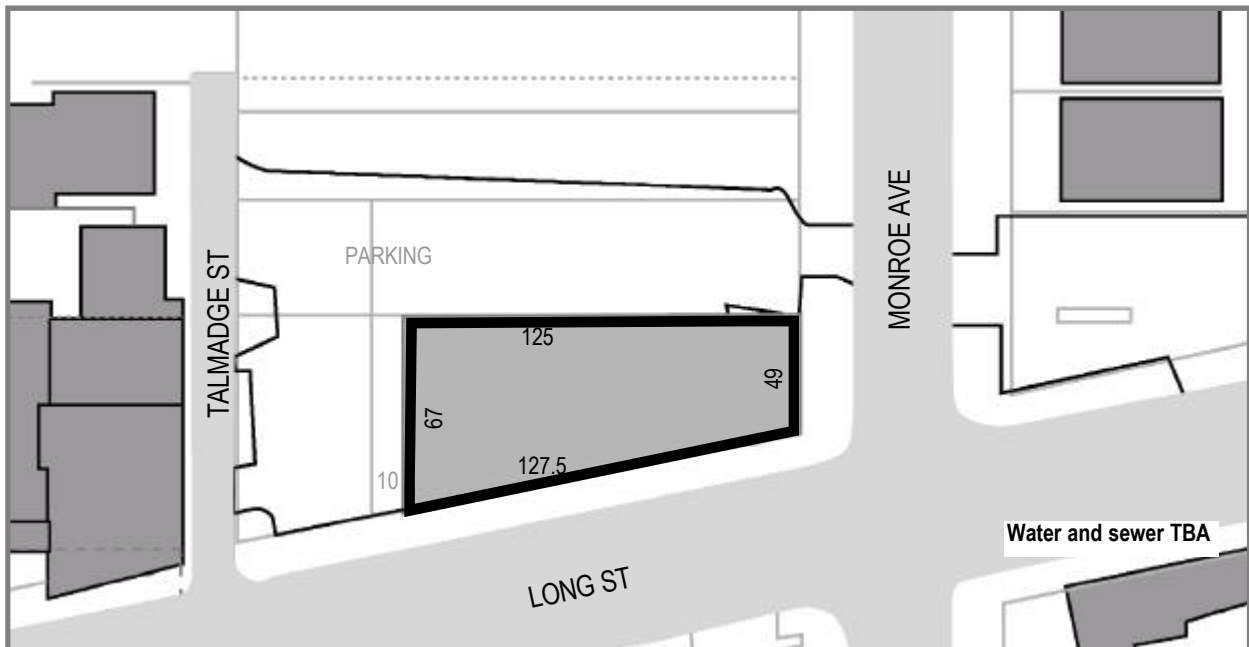
133 N. MONROE AVENUE

PARCEL #010855

\$6,125



Size: .1542 acres, (6,715) sq/ft,



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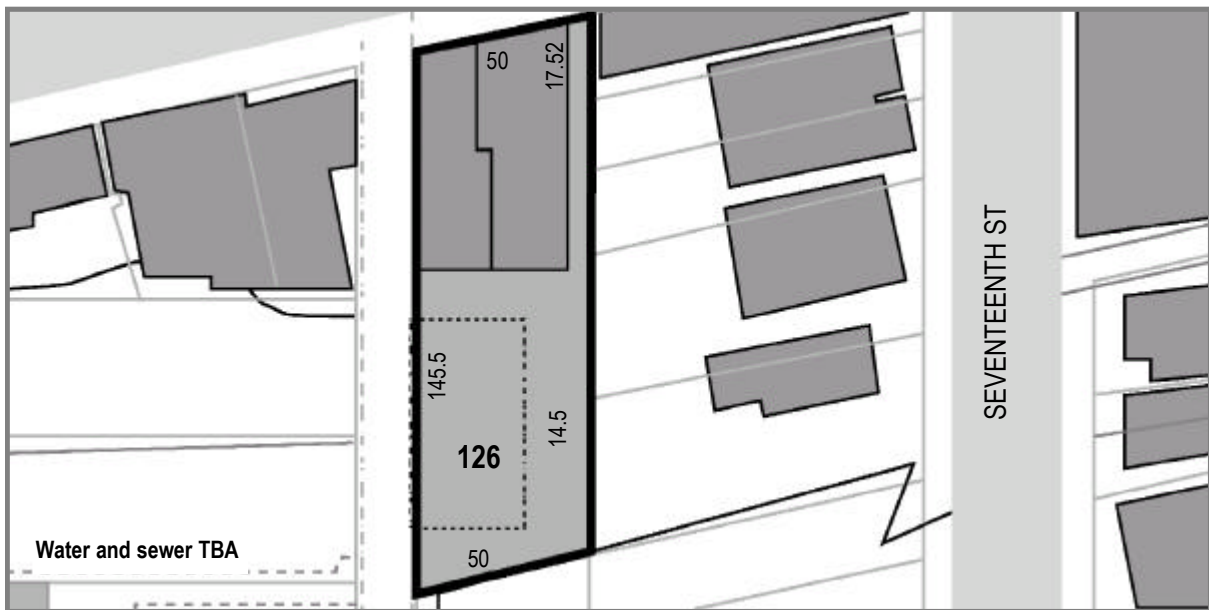
879 E. LONG STREET

PARCEL #010-052142

\$35,160



Size: .165 acres, (6,970) sq/ft



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C

THE EDNA

Parcel #: 010-052142
Property Address: 879-881 E. Long Street
Building Description: 3 Story Brick, Metal fire escape
Construction Date: Pre-1920
Lot Size: Irregular 50' x 145'
Building Sq. Ft.: 8,694 Sq Feet
Zoning: R2F
Area Commission: Near East Area Commission
General Condition: Fair to Poor



General: The building is mostly intact and contains some historical architectural characteristics such as wide baseboards, pocket doors, and original wood trim and floors in the residential units. The balustrade leading up to the third floor appears to be original and in fairly good condition. The building contains retail space on the 1st and 2nd floors. The 2nd floor also contains a stage area. The 3rd floor contains two residential units, consisting of 4 rooms and a bath. Both third floor units have front and rear entrances. Water damage throughout the building has deteriorated both the wall surface and floors. Floor and roof joists show some deterioration due to water damage. Utilities are provided through Columbia Gas, American Electric Power and Division of Water, City of Columbus. Meters have been removed for all utilities.

Exterior: The exterior of the building is brick, and although in fairly good condition, tuck-pointing is necessary. The rear of the property shows deterioration from water damage. The building's original double hung windows and sashes have been removed and replaced with single panes of glass. Glass is missing from several window openings. The rear fire escape is in fair-to-poor condition. All painted surfaces are in poor condition and will require scraping, priming and painting. The roof, downspouts, and gutters appear to require replacement.

HVAC: Working condition of any system in place is unknown. 1st floor retail space has individual ceiling commercial heaters. 2nd floor has forced air heating system, located in a storage unit at the front of the building. 3rd floor space may have been heated by gas fireplaces and units have been removed. Connections for gas meters are located in the rear of the building. Gas service has also been disconnected and meters removed.

Plumbing: All plumbing and fixtures may have been removed from the building.

Electrical: The first and second floors have had some electrical lines replaced. The first floor retail space on the east side has updated wiring and can-lights that appear to have water damage. Electrical boxes throughout the building have been updated to circuit breakers; however the wiring has deteriorated with time.

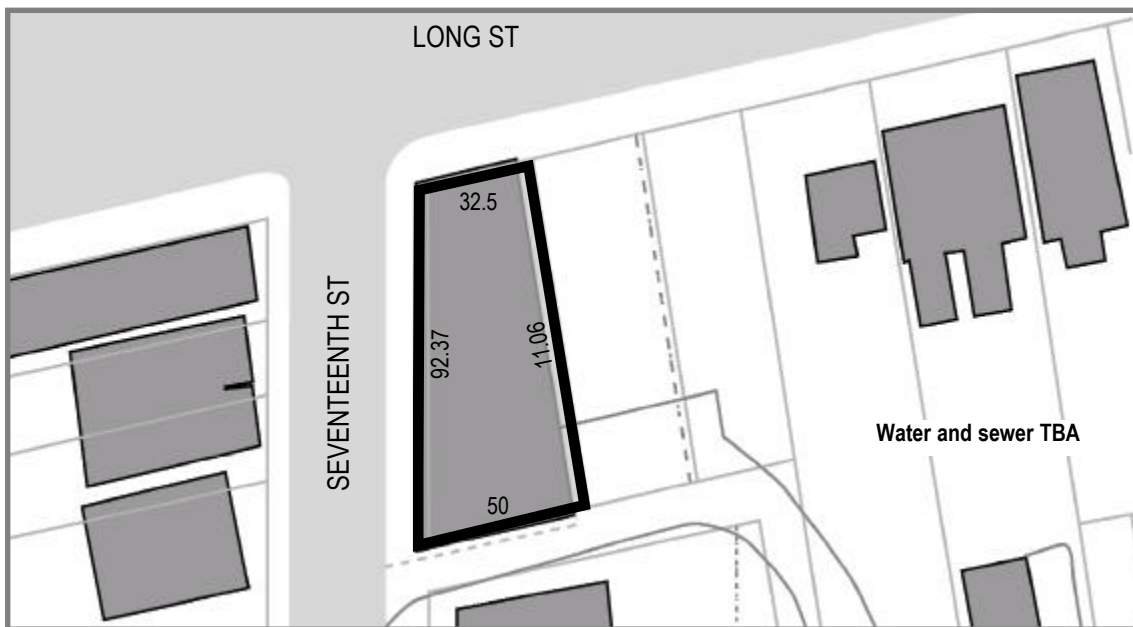
The information contained above is provided for general descriptive purposes only and is not to be construed under any circumstances as an inclusive report of building condition. The information is based solely on the observations of the staff of the Office of Land Management and is not a professional assessment. All applicants will be required to comply with current building codes and to consult with building and structural experts when renovating this site.

C BUILDING INTERIOR at The Edna



D**905 E. LONG STREET****PARCEL #010-049313****\$58,020**

Size: .085 acres, (3,736) sq/ft



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D

905 E. LONG STREET

Parcel #: 010-049313
Property Address: 905 E. Long Street
Building Description: 3 Story Brick
Construction Date: 1930
Lot Size: Irregular 32.5' x 93'
Building Sq. Ft.: 10,785 Sq Feet
Zoning: R2F
Area Commission: Near East Area Commission
General Condition: Fair



General: The building was last occupied in 1999. There has been some major damage from roof leaks on both the 2nd and 3rd floors. Deteriorated walls and floors as well as mold exist throughout the building. The vinyl windows are in fairly good condition although the glass has been broken out in many of the windows. There are two entrances to the building. It appears to have been renovated within the last 10 years, and the flooring is vinyl tile and carpet throughout which has been damaged due to water leakage and vacancy. The building is residential and has three efficiency and eleven one-bedroom apartments. The building was being serviced by Columbia Gas, American Electric Power and City of Columbus, Division of Water.

Exterior: The exterior of the building is a combination of brick with some vinyl siding. The brick is in fair condition but should be checked and tuck-pointed as necessary. The siding is aged and may need replacement. The windows are vinyl and double hung with glass missing on all three levels. There is a fire escape at the rear of the building that will need to be secured and painted. The roof is not visible, but, based on the interior water damage, it will need to be replaced along with downspouts.

HVAC: The building is heated through a boiler system with baseboard heaters in each unit. The utilities have been disconnected and therefore it was not possible to check heating system further. Many of the baseboard heaters have been pulled from the wall in the individual units.

Plumbing: The units have individual hot water tanks, and most plumbing fixtures are in place including garbage disposals. Some copper plumbing exists throughout the building, but the plumbing lines are not all intact and will need to be inspected and repaired to code.

Electrical: The electric service has had some updates, including GFI's in the kitchen areas. The main service box is located in the basement (see photos) and although it has circuit breakers, major water damage is evident and will need to be inspected and repaired to code.

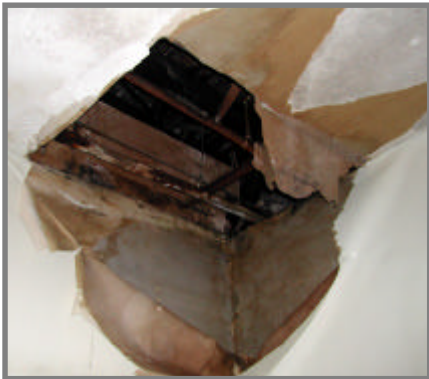
The information contained above is provided for general descriptive purposes only and is not to be construed under any circumstances as an inclusive report of building condition. The information is based solely on the observations of the staff of the Office of Land Management and is not a professional assessment. All applicants will be required to comply with current building codes and to consult with building and structural experts when renovating this site.

D

BUILDING INTERIOR at 905 E. Long St.



D BUILDING INTERIOR at 905 E. Long St.



SUBMISSION PROCEDURES

The following is a list of information and development idea requirements needed from the responding applicant:

Required Information

- ▶▶ Company name(s), address(es), and telephone number(s).
- ▶▶ Name of the representative authorized to negotiate with the City of Columbus.
- ▶▶ A statement identifying the applicant or co-applicant's interest in any or all of the King-Lincoln sites.
- ▶▶ Summary of qualifications of the developer, architect, builder, engineer and any other team members. Identify the team member directly responsible for supervising the design and construction of the project.
- ▶▶ A statement of the names and descriptions of the experience of the architect, architectural firm(s) that will be retained by the developer (for the preparation of the plans and specifications).
- ▶▶ A statement identifying the builder component of the team (if known at this time) and examples of completed projects by that builder that are similar to the one being proposed. (Photo documentation is encouraged.)
- ▶▶ Proposed methods of financing and proof of available financial resources.
- ▶▶ Description of prior experience in accomplishing development projects similar in scale (or larger) and character to what is proposed.
- ▶▶ If applicable, an explanation of any past property tax delinquencies or code violations incurred.
- ▶▶ Three professional references familiar with the applicant's previous work.

Development Idea

- ▶▶ A concise narrative statement describing how the sites should be developed.
- ▶▶ A description of how the proposed development will benefit and enhance the community.
- ▶▶ A description of the target market and selling price for residential units.
- ▶▶ One or more illustrations clearly indicating the development's proposed design, building materials, pedestrian circulation, placement and orientation of structures, street layout, access points, and open space.
- ▶▶ The time needed to complete the project.

-TEN COPIES OF THE APPLICATION MUST BE SUBMITTED-

GENERAL DEVELOPMENT OBJECTIVES AND DESIGN STANDARDS

(Please refer to the adopted *King-Lincoln District Plan* and *Near East Area Plan* for more details.) Copies can be obtained at the Long Street Businessmen's Association or the Columbus Planning Office, or on-line at

<http://www.columbusinfobase.org/electlib/library/kinglincoln.pdf> AND

<http://www.columbusinfobase.org/electlib/library/Near%20East%20Area%20Plan%20update%20March%202005.pdf>

Overall Goals:

- ▶▶ Establish and promote strong, distinct, and vibrant neighborhoods and an enhanced quality of life for residents.
- ▶▶ Provide and encourage an atmosphere that encourages job creation and economic growth by providing a vibrant economy offering all persons an opportunity to share in its prosperity.
- ▶▶ Inspire a spirit of cooperation, pride and responsibility among residents, business persons, stakeholders and visitors alike.
- ▶▶ Provide high-quality, efficient, flexible, and timely participation in the realization of these goals.

Development Goals and Strategies related to infill housing from *King-Lincoln District Plan*

- ▶▶ Preserve historic architectural features of the District.
- ▶▶ Develop new housing, including in-fill and especially single-family units.
- ▶▶ Increase and support homeownership, including condominiums.
- ▶▶ Encourage an appropriate mix of housing opportunities for all income levels.
- ▶▶ Improve the dissemination of information about housing acquisition and maintenance programs.
- ▶▶ Encourage the investment of financial and non-profit institutions in the improvement and maintenance of the housing stock.
- ▶▶ Encourage mixed-use development, including residential uses, in appropriate locations.
- ▶▶ Target homeownership development resources to the development of infill housing to owner-occupied and mixed-use developments.

Residential and Commercial Design Objectives from the Draft of the *Near East Area Commission Plan*

SEE APPENDIX 1 : DRAFT NEAR EAST AREA PLAN HOUSING GUIDELINES and DEVELOPMENT REVIEW CHECKLIST

Commercial Design Objectives from Near East Area Commission Plan

- ▶▶ New commercial development should comply with the city of Columbus *Urban Commercial Overlay* (UCO) and be compatible with the historic, urban building stock found on the Near East Side.
- ▶▶ Parking should be consistent with the UCO provisions and designed to minimize negative impacts.
- ▶▶ Higher density housing consistent with the housing design guidelines from the draft *Near East Area Plan* is desirable within the commercial districts.
- ▶▶ Mixed uses are encouraged (storefronts on the ground level with office or residential uses above).

**SEE APPENDIX 2 : DRAFT NEAR EAST COMMERCIAL DISTRICT DESIGN GUIDELINES AND
COMMERCIAL/OFFICE/LIGHT INDUSTRIAL PROPOSALS CHECKLIST**

SELECTION CRITERIA

Developer's Project Concept 40%

- »» How will the project's design meet the goals and design standards established by this RFQ?
- »» Does the proposal include plans for working with existing local and neighborhood organizations?
- »» Does the proposal include an appropriate market analysis that addresses the likelihood homes will sell at the values indicated?
- »» What unique amenities set the development apart from other applicants?
- »» Is the development comprehensive in scope--whether or not one or multiple entities are involved?

Financial Capacity 30%

- »» Has the applicant proven that this project can be funded and built to completion?
- »» Is there a clear statement of expected public (city and other) participation included in methods of financing?

Related Experience and Ability to Execute 30%

- »» Is there a strong organization and management structure among the project participants?
- »» What relevant design and implementation experience does the applicant have?
- »» Did the provided references give positive recommendations?
- »» Do the photographs of completed projects demonstrate quality design and relevant development?

The request for proposals shall not obligate the City of Columbus to award, transfer, or convey the subject real property and the City of Columbus hereby reserves the absolute right to accept or reject any and all land-use/development proposals submitted to it.

KEY MEMBERS OF APPLICANT PARTNERSHIP

Company or Organization _____
Name _____
Address _____
Phone _____ Fax _____
Cell _____ Email _____
Tax payer id _____

Company or Organization _____
Name _____
Address _____
Phone _____ Fax _____
Cell _____ Email _____
Tax payer id _____

Company or Organization _____
Name _____
Address _____
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Company or Organization _____
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Address _____
Phone _____ Fax _____
Cell _____ Email _____
Tax payer id _____

KEY MEMBERS OF APPLICANT PARTNERSHIP

Company or Organization _____

Name _____

Address _____

Phone _____ Fax _____

Cell _____ Email _____

Tax payer id _____

Company or Organization _____

Name _____

Address _____

Phone _____ Fax _____

Cell _____ Email _____

Tax payer id _____

Signature for primary partnership representative _____

Date _____

APPENDIX I



Draft Near East Area Plan Housing Guidelines
Development Review Checklist

HOUSING DESIGN GUIDELINES

The primary goal of the housing design guidelines is to educate both community members and developers about appropriate housing for the Near East Side and prevent the construction of new housing that is incompatible with the scale, architecture, and general character of the neighborhood. The guidelines provide a general framework for evaluating proposed infill housing and form a basis for consistent, informed decision-making.

The guidelines are meant to provide enough flexibility that they will not pose an extraordinary financial burden on potential developers. To the contrary, having a clear vision of acceptable housing design upfront should play a key role in avoiding potential conflict between developers and neighborhood leaders. This will help to streamline the development process and encourage neighborhood preservation and enhancement through redevelopment of blighted, distressed, and underutilized properties.

COMPATIBILITY

The overall goal for incorporating new construction into the neighborhood is compatibility, not imitation or the creation of a false historic appearance. The ideal is quality design that conforms to the existing building patterns and "rhythm" of the area, yet maintains its own identity as a new home. Compatibility means the existing homes will be used to determine the appropriate height, massing/scale, materials, porches, roof pitch, setbacks, site treatment, and window and door proportions for the new construction. A brief description of the important considerations for each of these guidelines is given below. The guidelines are presented in alphabetical order, not in order of importance.

HEIGHT

New construction should be similar in height to surrounding structures. The new building's height should not exceed the tallest, nor be smaller than the shortest structure. Major elements should also align; a new porch should be as high as adjacent porches (porch decks on historic homes are often more than 2.5 feet above the ground). Taller buildings shall step down to provide a height transition to existing adjacent (single-story) buildings.

The orientation of the facade of the new construction (horizontal or vertical) should also reflect the existing buildings.

Height



Not appropriate



A new house under construction on the Near East Side that provides an excellent example of compatible infill housing



Varied, yet compatible, building heights on the same block.

MASSING/SCALE

The size and proportions of a new building should be compatible with nearby structures. Carefully studying the size and shape of neighboring buildings contributes to a successful, compatible new structure.

MATERIALS

The choice of materials should be guided by the predominant materials of adjacent structures. Continuity of material adds to the unity and harmonious character of a district. Simplicity is preferred. Where brick predominates in nearby structures, choose brick for the new construction. If frame predominates, choose frame. Vinyl siding and Hardiplank are acceptable, but appropriately scaled window and other trim should be used to ensure compatibility. The same materials should be used on all four sides of the structure (avoid brick on the front with vinyl on the sides and back). Although additions to residential structures may be either frame or brick, frame is preferred.

PORCHES

Design new homes with porches that repeat the proportions, depth (7-10 feet), and materials of nearby homes. As previously indicated, a new porch should be as high as nearby porches. The decorative detailing does not need to duplicate historic porches, but the new porch should have support posts and balustrades that repeat the shape, thickness and spacing of nearby porches. New decks and unfinished pressure-treated lumber should not be visible from adjoining streets or public sidewalks.



Porches

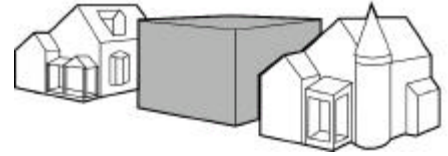
ROOF PITCH - Roof pitch, height, and shape should be compatible with those on surrounding structures. Generally, no roof pitch less than six or over 12 is appropriate. Hipped or flat roofs should not be used unless they are prevalent in the surrounding neighborhood. Optimally, new construction should also repeat the predominant dormer and chimney features found in the immediate area.



Roof Pitch

Massing

Break up uninteresting boxlike forms into smaller, varied masses similar to those found on nearby buildings



Not appropriate



Better



New construction on the Near East Side which provides an example of acceptable massing.

SETBACKS

The building's front and side setbacks (distance the building is from front and side lot lines) should be similar to those of adjacent buildings (no more shallow than the shallowest setback on the block and no further than the longest setback on the block). This alignment gives a sense of unity to the buildings and strengthens the streetscape. Additionally, the orientation of new construction should be consistent with that of the existing homes, i.e., when the existing homes on a block are located at an angle to the street the new home(s) should match the existing angle.

WINDOW AND DOORS

The size, height, width, and spacing of windows, doors and other entries in the new building should look like those in nearby blocks. Double hung windows are the predominant form found on the Near East Side and are often the most appropriate for new construction and renovation. Examples from the wider neighborhood should be sought when the majority of windows on the given block have been replaced with inappropriate window types/sizes. Appropriately scaled window trim on frame houses, traditional window head and sill details on brick houses, and the use of porches and porticos helps to create interesting housing facades. In cases where side setbacks are particularly shallow, windows on the side of the house should be positioned to ensure privacy between the new building and neighboring structures.

Setbacks



Varied, yet compatible setbacks



Windows and Doors



OTHER DETAILS

In addition to the design criteria listed above, attention to the following details are encouraged:

- ▶▶ Vary the elevations and facades of adjacent houses.
- ▶▶ Flashing at chimneys, porches, etc. which is stepped.
- ▶▶ Gutter straps which are anchored underneath roof shingles/slates.
- ▶▶ Roof soffits which have an equal depth from both sides of the house from both the front and side elevations.
- ▶▶ Provision of a roof over back or side entries.
- ▶▶ Chain-link and barnyard-post and rail style fencing are not appropriate.

The guidelines discussed above primarily address an individual building's design. Three additional topics that should be considered include accessory dwellings, additions and garages, and density.

ACCESSORY DWELLINGS

An accessory dwelling is a small, secondary unit on a single-family lot, usually the size of a studio apartment. In general, accessory units are appropriate in existing carriage houses. But an accessory dwelling proposed as part of new construction may be considered, and would be expected to come in the form of a living unit located above a detached garage. No more than one accessory unit should be allowed per lot, the dwelling should not be larger than 600 to 800 square feet in floor area, one parking space per accessory unit is recommended, and the primary residence should be owner-occupied.

- ▶▶ The exterior of the accessory unit should be architecturally compatible with the primary residence.
- ▶▶ Separate entrances should be oriented toward the side or rear yards.
- ▶▶ Windows should ensure privacy for abutting properties by orienting windows away from sight lines.

GARAGES/ACCESS

New garages should be detached and located behind the house, with access from the existing alley, unless a driveway already exists. New curb cuts should be discouraged. Two or three single doors should be used instead of one large horizontally oriented door. Attached garages with doors facing the street are not acceptable in those neighborhoods built prior to 1940.

Garages attached to the rear or side of a home may be acceptable in the case where several existing homes in the area have attached garages, such as in the Eastgate neighborhood. Any garage proposed as attached to the side of the house should not be wider than the actual house, should not project further than the building facade and would optimally be set back from the front facade. Breezeways may be used to connect a detached garage to a house, but 25 percent or more of the total lot space should be preserved as rear yard space.



Multi-family in the neighborhood.

ADDITIONS

New additions should be placed to the rear if possible, and should be distinguishable from the original structure. Recessing or offsetting the new addition will prevent it from looking like an extension of the original structure. An addition should not be taller than the original structure. Typically, single-story additions are preferable.

DENSITY

In general, housing types and density should be consistent with the housing types and densities found in the surrounding area. This general rule should consider the mixed densities that exist in the neighborhood and allow for the interspersed of doubles and rowhouses (typically found at intersections) within areas with predominantly single-family homes. Higher density multi-family should be encouraged within the commercial districts and transition to medium densities adjacent to the commercial districts (rowhouses, four flats/doubles) and to lower densities (doubles/single family) that match existing development within the surrounding neighborhood.



Higher-density housing with storefronts at the street level is appropriate in the commercial district.



Higher-density housing without storefronts may also be appropriate in the commercial district



Density that is appropriate adjacent to commercial district.



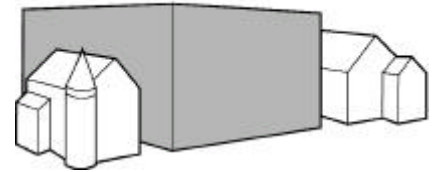
Transition to neighborhood.

In general, vacant parcels should not be split or combined. Developing housing on the existing parcel size will help with maintaining the existing housing density and general character of the neighborhood. Exceptions to this should be considered for owner-occupied projects that utilize an extraordinarily high level of design and/or architecture to ensure they are compatible with the neighborhood. For example, a double, triple, or quad may be considered within an area with predominantly single family homes if a high level of design could be used to make it appear like a single family home. Locally available resources such as the city of Columbus Planning Division and the Neighborhood Design Center should be consulted for assistance with evaluating such a project to ensure the higher level of design indeed merits a positive recommendation for a higher density project.

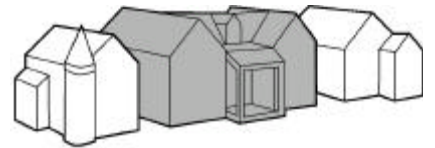
Important note: All city of Columbus building, zoning and other codes apply and supersede this information.

Sources: *The Near East Side housing design guidelines* are based on information from the following sources: *Columbus Register of Historic Properties Architectural Guidelines*, 1998; *University/High Street Development and Design Guidelines*, 2001; *Architectural Preservation Guidelines*, 1996, city of Carbondale, Illinois; *Old and New Architecture, Design Relationship*, National Trust for Historic Preservation; *Preparing a Historic Preservation Ordinance*, Richard J. Roddewig; *Victorian Village Handbook* (city of Columbus).

Thoughtful site design and architecture can be used to incorporate higher densities within the neighborhood, as illustrated in the following sketches and pictures from the Delaware Place project located in Victorian Village.



Not appropriate



Better



Delaware Place



The use of a courtyard assists with the mixing of multi-family (condos) with single-family at Delaware Place.

DEVELOPMENT REVIEW CHECKLIST

II. RESIDENTIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Developer has reviewed the recommendations of the <i>Near East Area Plan</i> ?					
Is housing market rate?					
Is new housing located on the "visible edges" of a neighborhood, as identified on the Development Strategy Map?					
Does project propose the renovation of an existing structure?					
If demolition of an historic structure is proposed, has its relocation been investigated?					
Does project propose the reconversion of a multi-family structure back to single-family structure?					
Does project result in the deconcentration of existing subsidized housing?					
Does project provide a percentage of affordable housing?					
Is housing density consistent with housing types and densities in the immediate neighborhood?					
If higher density housing is proposed, is it within or adjacent to existing commercial district?					
If higher density is not within or adjacent to existing commercial district, does project propose owner-occupied building(s) that utilize extraordinary high level of design?					

DEVELOPMENT REVIEW CHECKLIST

II. RESIDENTIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Is new housing similar in height and width to adjacent structures?					
Are housing materials guided by the predominant materials of adjacent structures?					
Do porches repeat the proportions of other nearby homes?					
Are the roof pitch, height, and shape compatible with surrounding structures?					
Are setbacks similar to those of adjacent houses?					
Are windows and doors of an appropriate size, width, and spacing?					
Is the garage located behind the house?					
Is alley access maintained?					
Are additions placed to the rear of the structure?					
Are additions distinguishable from the original structure?					

APPENDIX 2



Draft Near East Commercial District Design Guidelines

Development Review Checklist

Commercial/Office/ Light Industrial Proposals

Residential Proposals

COMMERCIAL DISTRICT DESIGN GUIDELINES

The Near East Side has four primary commercial districts: Parsons Avenue, Main Street, Long Street and Mount Vernon Avenue. The purpose of this section of the plan is to provide guidelines for the continued revitalization of these districts. The first part of this section includes general design recommendations relevant to all of the commercial districts. The second part includes specific land use, transportation, and other recommendations for each district.

Healthy commercial districts are the cornerstones of livable communities because they provide a place for daily interactions among the residents, workers, and visitors in a neighborhood. This is the place where a neighborhood comes alive, and it is important that it contains a mix of uses. A true mixed-use commercial district provides a community with businesses that meet their daily service and entertainment needs clustered within walking distance of their residences.

Using Jan Gehl's* premise that "life takes place on foot," it is essential to design places on a human scale. Attractive walkways, continuous storefronts, good lighting, street furniture, landscaping features, and varied facades and rooflines all contribute to a human scaled environment. Retail that is brought toward the street and parking lots moved to the side or back of buildings play a key role in making a commercial district pedestrian friendly. Narrower streets and buffers between cars and pedestrians, such as bike lanes, on-street parking, street trees, or bollards help to slow traffic (which helps retail) and provide a safe environment for pedestrians and bicyclists. Plazas, parks, and squares within the commercial district compliment retail activities by providing gathering places beyond the commercial components. These uses provide the pedestrian with a goal, making it more likely that someone will be willing to walk there. Finally, a gateway can be used to define a commercial district or wider area and let residents and visitors know that they have arrived. These design guidelines will help to create place instead of space.

*www.gehlarachitects.dk

Places need more than just good design to be successful. It is imperative to create critical mass. Focusing retail at particular intersections in the form of nodes will increase the potential for the development of a successful neighborhood commercial district. Vibrant street life attracts more people to the area because it is more alive and feels safer. If a place has a healthy street life, people will be more likely to incorporate it into their daily routine. Increased residential density is one strategy that is crucial in boosting the number of "feet on the street" and creating a ready market for new retail development. Multifamily and other types of residential development located within and next to commercial districts will provide a constant customer and worker base. Siting national retailers at strategic locations within the commercial district can also play a role in sparking momentum, in part by establishing the area as a more credible financial risk from the banking perspective, and thereby helping to create critical mass.

Perhaps the greatest challenge in revitalizing historic commercial districts is finding the balance between utilizing design guidelines that enhance their urban, pedestrian friendly nature and yet lure retailers and accommodate contemporary commercial and retail building and parking requirements. Toward this end, it may be necessary to relax some aspects of the design standards presented in this section to assist in bringing national or other highly desired retailers to the area. But the relaxation of standards should be strategic as a means to the overall goal of a pedestrian friendly commercial node and not become the rule in judging development proposals, because good design is key to the long-term health of the commercial district. Finding the balance between market demands and pedestrian friendly design can come only through the development review process itself. It is hoped that the guidelines listed below and the details provided for each commercial district will help to create a shared vision and minimize friction when development proposals come forth. Ultimately, each development proposal will be evaluated on its specific merits and compromise will be necessary by all those interested in revitalizing the Near East Side's commercial districts.

The following recommendations include text from the city of Columbus *Urban Commercial Overlay* (UCO) and additional suggestions meant to enhance the UCO. The UCO (Columbus City Code Sections 3372.601 through 3372.699) is meant to protect, re-establish and retain the unique architectural and aesthetic characteristics of older, urban commercial corridors. On the Near East Side, the UCO is in place on Mt. Vernon Avenue, Long Street, Parsons Avenue and Main Street. Text given below has been paraphrased from the UCO for brevity but does not substitute for the UCO. The complete text for the UCO is available at <http://www.columbusinfobase.org/>.

DESIGN STANDARDS

Walking must be a stimulating activity. Therefore, the streetscape should be continuous and design allow for interaction between the pedestrian and the built environment.



This Donato's Pizza restaurant on North High Street features a zero setback, large windows and a corner entrance.



Brewers' Yard was completed in the spring of 2002. This mixed-use project incorporates pedestrian-scale site elements and a large off-street parking area situated at the rear of the property.



The Cup O' Joe coffee house on North High Street blends turn-of-the-century proportions with contemporary detailing. Outdoor seating areas and large windows are pedestrian-friendly.

UCO Guidelines

- ▶▶ A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.
- ▶▶ At least 60 percent of each primary building frontage, between the height of two feet and ten feet above the nearest sidewalk grade, must be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four feet. For secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten feet.
- ▶▶ Ornamental masonry or stone walls may be used for screening, sitting, or used as independent architectural elements. Walls may not exceed a height of four feet.
- ▶▶ Fences, with or without masonry piers, shall be decorative and constructed of ornamental metal tubes or bars. Fences may not exceed a height of four feet. Chain-link fences are not permitted.
- ▶▶ Billboard signs are prohibited.
- ▶▶ Backlit awnings are not permitted.
- ▶▶ Building frontages that face public streets and exceed a width of 50 feet must include vertical piers or other vertical elements to break the plane of the building frontage. Piers/elements must be spaced at intervals of 15 feet to 35 feet along the frontage.
- ▶▶ All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors, and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.
- ▶▶ Dumpsters and all ground-mounted mechanical equipment shall be located at the rear of the building and screened from public view to the height of the dumpster/equipment.
- ▶▶ For any new installation or replacement of upper story windows, the new/replacement windows must be clear/non-tinted glass.
- ▶▶ Windows must not be blocked, boarded up, or reduced in size, unless required by Code for securing a vacant structure.
- ▶▶ At least 25 percent of the second and third floor building frontages (as measured from floor to ceiling) must be window glass. This requirement may be waived if historic documentation (e.g. historic photos) from when the building was first constructed can be provided that shows a different percentage of window glass was used on the second and third floor building frontages. In such cases, the historic percentage must be maintained.

Additional Suggestions

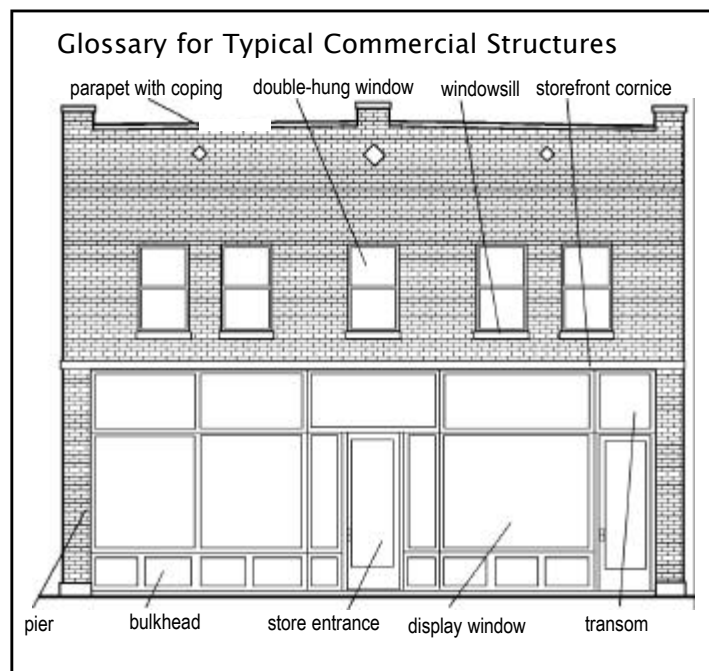
- ▶▶ Building heights should reflect historic building heights in the immediate area.
- ▶▶ Restore historic buildings to as much of their original condition as possible.
- ▶▶ New commercial facades and building details should be composed with proportions, window and door patterns, and facade articulation that echo and/or complement nearby historic buildings.
- ▶▶ Express traditional lots widths in the facade.
- ▶▶ Recess entryways from the facade line.

Setbacks

- ▶▶ Buildings are built close to the sidewalk to maintain the urban fabric and enhance the sense of place.

UCO Guidelines

- ▶▶ The minimum building setback is zero feet. The maximum setback is ten feet.
- ▶▶ A 15-foot building setback is permitted for up to 50 percent of a building frontage if a Public-Private Setback Zone is provided.
- ▶▶ Buildings with multiple frontages (corner lots) must meet the above setback requirements for each frontage.
- ▶▶ The minimum setback for fences and masonry or stone walls is zero (0) feet.



PARKING AND ACCESS

To preserve the cohesive character of the neighborhood and create a pedestrian-friendly environment, parking should be designed to minimize negative impacts. The first goal of a parking plan is to provide the spaces necessary, but not so many that it encourages people to drive instead of walk. The advantage of a dense commercial district is that people can park once and walk between destinations. Ample supply of on-street parking can reduce the need for surface parking lots. Parking should be hidden and screened.

UCO Guidelines

- ▶▶ Parking lots must be located at the rear of the principal building. Where access to the rear of the property is not possible, up to 50 percent of the required parking may be located at the side of the principal building.
- ▶▶ The required number of off-street parking spaces may be reduced by up to 50 percent by the Director of the Department of Development in consultation with the Division of Transportation.
- ▶▶ Additional curb cuts along streets identified in the *Columbus Thoroughfare Plan* will not be permitted unless the Division of Transportation staff determines that a new curb cut is the only means available to provide vehicular access to the site and that the new location of the curb cut meets the requirements of the Division of Transportation.
- ▶▶ Parking and vehicular circulation are not permitted between a principal building and a street right-of-way line.
- ▶▶ Parking lots must be screened from adjacent public streets with a four-foot high decorative metal tube or solid metal bar fence and landscaping or a masonry or stone wall.

Additional Suggestions

- ▶▶ Parking areas on adjoining neighborhood commercial lots should be connected, whenever practical.
- ▶▶ On-street parking should be provided on at least one street adjacent to the main building entry, except where otherwise prohibited by city standards.
- ▶▶ On-street parking spaces should be credited toward the minimum parking required.
- ▶▶ 24 hour on-street parking is encouraged.
- ▶▶ Ensure adequate buffering between parking lots and adjacent residential to minimize lighting and noise impacts.
- ▶▶ While the UCO restricts new curb cuts per the text provided above, new curb cuts should be considered in specific situations where they could play a role in attracting a strategic retailer that could spur additional development.
- ▶▶ Alley access should be maintained. Consideration should be given to proposals that incorporating alleys into site development proposals to ensure buffering from adjacent residential yet maintaining access.
- ▶▶ Shared parking agreements should be pursued within the commercial districts.

DRIVE THRU USES

UCO Guidelines

- ▶▶ Drive-thru pickup windows and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.

Traffic Calming, Streetscape/Infrastructure Improvements, and Bicycle Accommodations

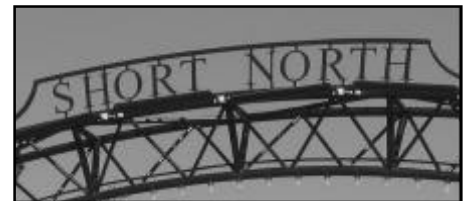
Retail streets should balance the needs of the automobile and the pedestrian. Traffic calming and pedestrian amenities will help to create a successful shopping street by improving pedestrian safety and making the commercial district more aesthetically attractive.

- ▶▶ To make both sides of the street accessible to shoppers, shorten street crossings by installing curb bump-outs, landscaped medians and/or pedestrian refuge islands, particularly at signalized intersections within the commercial nodes identified in the following section.
- ▶▶ Crosswalks should be made more visible to motorists by providing standard zebra stripes or by raising intersections slightly above grade and using different paving materials such as brick, stone, or colored pavement.
- ▶▶ Mid-block crosswalks should be provided to minimize jaywalking and slow down traffic.
- ▶▶ Street corners/crosswalks should have adequate lighting.
- ▶▶ Where possible one-way streets should be converted to two-way streets to calm traffic and give the areas around the commercial nodes more of a neighborhood feel. Two-way streets are also a healthier environment for retail revitalization.
- ▶▶ Sidewalks should be a minimum of five feet wide, and wider where café style seating is desired.
- ▶▶ Bike lanes should be considered on collector and residential streets.
- ▶▶ Bike parking and/or racks should be considered as a part of any commercial development proposal.
- ▶▶ Improve water, sewer, and other infrastructure to accommodate/spur future development.
- ▶▶ Investigate the potential of moving overhead wires to alleyways as development occurs.
- ▶▶ Limit speed limits in commercial districts to 25 mph.



GATEWAYS AND SIGNAGE

Gateways and other signage provides physical context and a connection to a place and lets visitors and residents alike know that they have arrived in a defined commercial district. Other revitalized neighborhoods in Columbus, such as the Short North with its distinctive arches, have been very successful at "branding" their commercial districts. Likewise, the Near East Side needs to establish an image and visual cues to set the neighborhood apart from others. This can be accomplished by using public art, signage, unique light posts, decorative sidewalks and other aesthetic improvements. Signs should be compatible with their building, neighboring buildings and the character of the commercial node. Suggested locations for gateways and public art are identified in the following sections that address each particular commercial district. Additional suggestions for gateways and public art are identified in the *King-Lincoln District Plan*.



RESIDENTIAL DEVELOPMENT

Residential growth is critical for the revitalization of commercial districts and neighborhood based retail.

- ▶▶ Higher density residential development should be encouraged within the commercial districts identified in the plan. Increased residential density within the commercial districts will create the consumers and workers necessary to support the commercial enterprises. Good design should ensure an appropriate transition from high-density housing (apartments and condos) in the commercial district to medium densities adjacent to the commercial districts (four flats/doubles) to lower densities (doubles/single family) that match existing development within the surrounding neighborhood.
- ▶▶ As indicated in the Land Use element, commercial districts are often the visible edge of a neighborhood. New and revitalized housing within and next to the commercial districts indicates that something is going on and helps to spur the overall revitalization of the neighborhood.
- ▶▶ Housing within and near the commercial districts also provides developers an opportunity to construct higher density housing that can be more cost-effective.
- ▶▶ New and revitalized housing within and next to the commercial district should be market rate housing, at least in the short term. As revitalization occurs throughout the Near East Side, housing within and near commercial districts should include some affordable housing to maintain a mix of housing for all income levels.



MIXED-USE DEVELOPMENT

Mixed-use developments are strongly encouraged in the areas within and surrounding the commercial nodes.

- ▶▶ Mixed uses may be done vertically or horizontally by building apartments above ground-floor commercial space, or by building town-homes or apartments next to commercial space.
- ▶▶ Wherever possible, locate retail uses at street level.
- ▶▶ Whenever public financial participation is involved, encourage mixed-use development (also recommended in *King-Lincoln District Plan*).

SAFETY, CLEANLINESS AND MANAGEMENT

A safe, clean, and friendly environment will draw more retailers and consumers to the commercial nodes.

- ▶▶ Increase police presence at commercial nodes and institute other neighborhood safety patrol programs to improve image and safety.
- ▶▶ Improved lighting should be installed to enable day-to-night use.
- ▶▶ Work with area businesses and public works to improve trash pick-up.
- ▶▶ A Business Improvement District could help manage and finance safety and cleanliness efforts, and joint marketing and business retention efforts.



DEVELOPMENT REVIEW CHECKLIST

I. COMMERCIAL/OFFICE/LIGHT INDUSTRIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Developer has reviewed the recommendations of the <i>Near East Area Plan</i> ?					
Proposal is in an existing commercial district*?					
If proposal is in an existing commercial district, is it consistent with specific land use, transportation, and other specific recommendations from the Commercial District Guidelines in this Plan?					
If proposal is for outside of one of the existing commercial districts, consider the criteria listed on page ____.					
For new churches, is proposal in or near an existing commercial district and does it consider the potential for shared parking?					
If proposal is for office or light industrial use, is project in area identified for office or light industrial on the Development Strategy map?					
Does project suggest the addition of new or expansion of an existing social service agency?					
Is building height compatible with building heights in the immediate area?					
Do new commercial facades, including window and door patterns/proportions complement nearby historic buildings?					

DEVELOPMENT REVIEW CHECKLIST

I. COMMERCIAL/OFFICE/LIGHT INDUSTRIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Are traditional lot widths expressed in the facade?					
Are entryways recessed from the facade line?					
Is alley access maintained?					
Is parking located to the side or rear of the building?					
Are parking requirements (which consider/maintain the availability of on-street parking) addressed?					
Is parking lot appropriately screened and landscaped					
Is shared parking being considered?					
Does the project provide spaces and/or racks for bicycles?					
If a drive-thru is proposed, is it proposed for the rear or side of the building?					
If new construction, is building setback within ten feet of sidewalk?					
Is the project mixed-use?					
If mixed use, are retail uses at street level?					

**The existing Near East Side commercial districts are Main Street, Parsons Avenue, Long Street, and Mt. Vernon Avenue.*

DEVELOPMENT REVIEW CHECKLIST

II. RESIDENTIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Developer has reviewed the recommendations of the <i>Near East Area Plan</i> ?					
Is housing market rate?					
Is new housing located on the "visible edges" of a neighborhood, as identified on the Development Strategy Map?					
Does project propose the renovation of an existing structure?					
If demolition of an historic structure is proposed, has its relocation been investigated?					
Does project propose the reconversion a multi-family structure back to single-family structure?					
Does project result in the deconcentration of existing subsidized housing					
Does project provide a percentage of affordable housing?					
Is housing density consistent with housing types and densities in the immediate neighborhood?					
If higher density housing is proposed, is it within or adjacent to existing commercial district?					
If higher density and not within or adjacent to existing commercial district, does project propose owner-occupied building(s) that utilize extraordinary high level of design?					

DEVELOPMENT REVIEW CHECKLIST

II. RESIDENTIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Is new housing similar in height and widths to adjacent structures?					
Are housing materials guided by the predominant materials of adjacent structures?					
Do porches repeat the proportions of other nearby homes?					
Are the roof pitch, height, and shape compatible with surrounding structures?					
Are setbacks similar to those of adjacent houses?					
Are windows and doors of an appropriate size, width, and spacing?					
Is the garage located behind the house?					
Is alley access maintained?					
Are additions placed to the rear of the structure?					
Are additions distinguishable from the original structure?					